

November 27, 2001

The Salisbury Planning Board held its regular meeting on Tuesday, November 27, 2001, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Rodney Queen, Lou Manning, Elaine Stiller, Sean Reid, Eldridge Williams, Fred Dula, Ken Mowery, John Daniels, Brian Miller, Leigh Ann Loeblein

ABSENT: DeeDee Wright, Jeff Smith

STAFF: Harold Poole, Patrick Kennerly, Hubert Furr, Dan Mikkelson, Janice Hartis

The meeting was called to order by Vice Chairman Dula. The minutes of October 23, 2001, were approved as published.

REZONING REASONS

Senior Planner Harold Poole briefly discussed the information contained in the agenda packet pertaining to sample reasons which could be made in favor of or in opposition to zoning change requests as prepared by the Institute of Government. Also included was a list of reasons not to cite when making a recommendation. He indicated Chairman Wright may want to further discuss this matter at a later meeting.

GROUP DEVELOPMENTS

G-5-1979 Food Lion Store #10, Jake Alexander Blvd. at Highway 150

Food Lion is renovating their store and expanding into the adjacent area formerly occupied by a drugstore. The store will also be adding a freezer behind the existing store located in the Westland Shopping Center. The Technical Review Committee recommends approval as submitted. On a motion by Sean Reid, seconded by Lou Manning with all members voting, this group development site plan was recommended to City Council for their approval.

G-10-2001 Ridenhour Apartments, Filbert and Roy Streets

A site plan has been submitted for the construction of an eight-unit apartment building. The Technical Review Committee recommends approval as submitted. On a motion by Sean Reid, seconded by Lou Manning, with all members voting AYE, the site plan was recommended to City Council for their approval.

G-12-2001 Rowan County, 300 block North Main Street

The county is proposing the construction of a parking lot at the intersection of North Main and West Kerr streets (the former site of Home Town Furniture). The Technical Review Committee recommends approval, noting that this plan will also have to go before the Historic Preservation Commission before it goes to City Council for final approval.

Sean Reid questioned the location of a parking lot at this intersection and referenced a policy in the Salisbury 2020 Plan which encourages the restoration of missing street fronts,

particularly on corners where previous buildings have been demolished and replaced with surface parking (for example). When a building is destroyed in downtown areas, this is often referred to as a “missing tooth.” We’re going to have a streetscape with an open parking lot with adjoining buildings. He was not speaking against the proposal because we need downtown parking, especially next to the county building. However, this goes directly against the 2020 Plan. Mr. Furr responded that the Technical Review Committee did address this issue and decided that the 2020 Plan is not an ordinance. The TRC basically addresses site plan adherence to ordinances, and everything for this site plan has been met according to our ordinances. Brian Miller suggested a wall next to the sidewalk on the Main Street side to maintain a contiguous look of adjacent buildings. Leigh Ann Loeblein suggested the possibility of a fence or 3’ to 4’ shrubs to screen the parking lot.

Steve Blount, Rowan County Commission chairman, responded that the Commissioners have long-range plans to build a parking deck on this site with the streetscape being similar to the facade of the adjacent stores. In the not-to-distant future (4-5 years) it will look like retail stores across the front (Main Street side).

Mr. Furr indicated that the site plan shows ornamental trees (crepe myrtles) along North Main Street just inside their property. The ordinance requires an 8-foot planting strip with one ornamental tree for each 25 feet of frontage. The site plan meets this requirement. However, Mrs. Loeblein recommended that a row of 3-foot to 4-foot tall alternate height (inkberry holly or dwarf burfordii holly) shrubs be planted along North Main Street and along the curved portion of the parking lot next to the adjacent building (The Framing Gallery) in order to screen the parking lot. These shrubs would be interspersed with the crepe myrtles shown on the site plan. Following discussion, Mrs. Stiller moved to recommend approving the site plan with the addition of the recommendation for additional shrubs made by Mrs. Loeblein. The motion was seconded by Brian Miller with all members voting AYE.

COMMITTEE REPORTS

(a) Legislative Committee – Mrs. Loeblein reported that the Legislative Committee is making the following recommendations relative to the B-CS Convenience Service Business District:

- Remove the permitted uses “gunsmiths” and the conditional use “ABC stores” which the committee did not feel were compatible with neighborhoods.
- Add a new permitted use of “neighborhood grocery store” in the B-CS which would not permit the sale or use of alcoholic products.
- Require that new “convenience stores” in the B-CS district be permitted only with a Special Use Permit.

All existing convenience stores in the B-CS districts would be grandfathered and would not need to apply for a Special Use Permit. The new Special Use Permit process would apply only to new convenience stores wanting to locate in a B-CS district.

The committee feels that if a convenience store (which is permitted to sell alcoholic products) wants to locate in or very close to a neighborhood in the B-CS district, it should be required to meet additional standards and that neighborhood opinion should be an important aspect in whether a convenience store should be allowed or not. The committee also feels that if a small, neighborhood grocery wants to locate in a B-CS district and not sell alcoholic products, it should be able to do so as a permitted use.

The committee felt it important to invite convenience store property owners whose stores are located in the B-CS district to a meeting to hear their comments on the new proposals. It was suggested that the managers of the stores also be invited. A hearing will be held at the next Planning Board meeting (December 11) in order to hear any comments from those invited. Action on the committee's recommendations will then be considered.

(b) Small Area Study-Highland Avenue – Leigh Ann Loeblein gave a status report. The committee has met with Jim Freeman at the hospital, has taken a walking tour of the neighborhood, and also met with the neighbors in the study area to hear their comments. The committee will need to meet again in order to finalize their recommendation and decide what area they want to recommend for rezoning.

(c) U. S. 70 Corridor – Brian Miller gave a brief status report. The committee is trying to develop a blueprint for this Planning Board and other boards in the future on how to address planning along this corridor.

GOALS

Mr. Poole indicated it was time to begin working on goals for 2002-2003. Copies were provided of the Board's current goals for 2001-2002. Further discussion will be held at the December meeting on the current and future goals.

There being no further business to come before the board, the meeting was adjourned.

Vice Chairman

Secretary